

El Sobrante Municipal Advisory Council

Mailing address: **3769-B San Pablo Dam Road, ES, 94803** We meet on: **2nd Wednesday** of the Month at **7:00 P.M.** Location: **Richmond ELKS Lodge #1251** 3931 San Pablo Dam Road, **El Sobrante**

The **ESMAC** is an advisory body to the Board of Supervisors

Chair: Barbara Pendergrass **Vice Chair:** Tom Owens **Secretary:** Robin Tanner
Members at-large: Jim Hermann, Andrew Chahrour, Brandy Faulkner, Ylan Hunt
Alternates: Xina Ash, Tom Lang

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Barbara Pendergrass at least 24 hours before the meeting at 510-223-6091 or rpender970@aol.com

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office. Electronic copies are available for download at: www.cocobos.org/gioia/elsobrantemac

AGENDA for Wednesday, September 12, 2018 7:00 PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Approval of Minutes – Minutes for 08-08-2018 included

Treasurer's Report – James Lyons, District Coordinator, Office of Supervisor John Gioia

Introduction of Speakers/Guests/Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford
Questions – limit 2 minutes per speaker

P.2 Presentation by Officer Jason Joiner, California Highway Patrol
Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire
Questions – limit 2 minutes per speaker

P.4 Presentation by Sarah Dunham, a representative from "Not In Our Town El Sobrante" and is part of a large group of cities and communities planning a "Bay Area United Against Hate Week", November 11-18-2018

P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report
Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

Questions – limit 2 minutes per speaker

Discussions Items – The Council will consider and take action on the following:

DI. Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings;

DI.1 LP18-2023 Agency Comment Request for a Land Use Permit Application for the establishment of a new Verizon cell site upon an existing PG&E lattice tower. The project involves installing 6 new antennas and 9 RRU units on a 12' tower extension proposed atop the existing lattice structure. Additional equipment associated with the proposed site will be located within a 260 square foot lease area at ground level

Questions – limit 2 minutes per speaker

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Questions – limit 2 minutes per speaker

Information Items

10.1 Announcement from the Contra Costa Health Services regarding "Contra Costa County Homeless Court- Frequently Asked Questions (FAQ)" and an email on how to refer clients to Contra Costa Homeless Court

10.2 Email from East Bay Regional Park District on "Extreme Fire Danger"

10.3 An email from "Friends of the Bay Trail in Richmond" regarding up and coming events and a map showing the "San Francisco Bay Trail Project"

10.4 Notice and Agenda for Regular Meeting of LAFCO Wednesday, August 8, 2018

10.5 Notice of Cancellation of the County Planning Commission Meeting for August 08, 2018 and August 22, 2018

10.6 Notice of Meeting of the Contra Costa County Zoning Administrator for Monday, August 06, 2018 and August 20, 2018, 1:30 P.M.. Location, 30 Muir Road, Martinez, Ca 94553

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

11.4 Supervisor Gioia's and the ESMAC's Clean-up Day on October 6, 2018, 8:30 A.M. to Noon. Volunteers 8:00 A.M. Location Moose Lodge parking lot on Appian Way

Public Comment – for items not on the agenda

Questions – limit 2 minutes per speaker

Announcements

Agenda Items / Speakers for Upcoming ESMAC MeetingsAdjournment:

Minutes August , 2018

El Sobrante Municipal Advisory Committee El Sobrante Elks Lodge, 3931 San Pablo Dam Road, El Sobrante , 7:05p.m.

Pledge of Allegiance
Call to Order/Welcome/Roll Call

Members Present:

Barbara Pendergrass, Chair
Robin S. Tanner, Secretary
Jim Hermann, Member at Large
Andrew Chahrour, Member at Large
Brandy Faulkner, Member at Large
Ylan Hunt, Member at Large
Tom Lang, Member at Large

Excused Absence:

Tom Owens, Vice Chair

Unexcused Absence:

Xina Ash, Member at Large

Guest:

James Lyons, Coordinator for Supervisor John Gioia

Approval of July 2018 Minutes: Approved, with correction of spelling of Jim Hermann's name:
Approved: Barbara Pendergrass, Robin S. Tanner, Andrew Chahrour; Brandy Faulkner, Ylan Hunt, Tom Lang. Nay - no one. Abstain: Jim Hermann.

Treasurer's Report: Not \$4,231.68

Presentation by Sheriff's Office. Lt. Buford and Officer Jackson.

Presentation by Highway Patrol. None.

Presentation by Contra Costa County Fire Department. None. Report hazardous fire conditions and sign up for Community Warning System at cwsalerts.com.

Presentation by James Lyons District Coordinator for Supervisor John Gioia. Coastal Cleanup will be September 15; El Sobrante Stroll, September 16; and El Sobrante Clean Up will be the first Saturday in October at the Moose parking lot.

Public Comment.

Discussion Items.

D1.1 Agency Comment request on a Variance Permit Application for variance to add a bedroom and move a kitchen for a house on Hacienda Lane. No comments.

D2.1 Presentation by the Department of Conservation and Development regarding permitting concerns of Somewhere Else Sports Br and Grill located at 5216 Sobrante Avenue. The Council also heard comments from concerned residents and the management of Somewhere Else Sports Bar.

Numerous comments regarding Elsewhere Sports Bar, stemming from recent shooting. Representatives from bar agreed to consider suggestions from community regarding parking, noise, lighting and other issues.

Discussion about what exactly the bar's liquor license permits it to do and not do.

Short Discussion Items

Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

10.1 Announcement from the Contra Costa Health Services regarding "An Opportunity to Learn What Local Companies Are Doing to Prevent Accidents." Crockett/Rodeo Safety Audit public meeting on August 16 at 850 Pomona Street, Crockett..

10.2 Summary of the Urban Farm Animals (UFA) Summary and Ordinance No. 2018-06 Urban Farm Animals as it pertains to El Sobrante.

10.3 A brochure about the California Environmental Quality Act and the steps that are taken.

10.4 Contra Costa County Zoning Administrator's meeting Notice for Monday, August 6, 2018, 1:30 p.m., 30 Mur Road, Martinez, CA 94553.

Public Comment

Concerns about speeding and more aggressive driving San Pablo Dam Road; increased traffic on streets that were not built as thoroughfares but have become routes designated on Waze, etc; increased traffic in general; getting go-around between CHP and Sheriff's Dept in reporting bad driving and parking behavior; no communication at all from new owners of Adachi Nursery.

Sub Committee Reports

Supervisor Gioia's and the ESMAC's Clean-up Day 2018 will be on October 6 at the Moose Lodge Parking Lot.

Adjournment

Barbara Pendergrass, Robin S. Tanner, Jim Hermann, Andrew Chahrour, Brandy Faulkner, Ylan Hunt, and Tom Lang - yes. No - no one. Meeting adjourned at 8:52 p.m.

Date 7/31/18

REVISED 05/25/2017. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc

Note: Rachill Ln has been changed to Tavaszí Terrace.

LIABILITY FOR ASSESSMENT
IS ASSUMED
BY THE INFORMATION
PROVIDING PARCELS
AND LOT SPLIT
CONVEYANCES.

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ANNA M. ROTH, RN, MS, MPH
HEALTH SERVICES DIRECTOR
LAVONNA MARTIN, MPH, MPA
DIRECTOR OF HEALTH, HOUSING & HOMELESS SERVICES



CONTRA COSTA
HEALTH HOUSING &
HOMELESS SERVICES

2400 Bisso Lane, Suite D, 2nd Floor
Concord, California 94520

Ph (925) 608-6700
Fax (925) 608-6741

Contra Costa County Homeless Court Frequently Asked Questions (FAQ)

Who is eligible?

- The client must be currently homeless or have been homeless at the time the citation was issued.
- The client must have been receiving services to help them become self-sufficient (case management at a shelter, substance abuse, transitional living program, independent living skills, etc.) for at least 90 days at the time of the referral.
- A client cannot refer him/herself to Homeless Court.
- Only the agency at which they have been receiving these services may refer the client to Homeless Court.
- If the client was seen at a Homeless Court in another county but still has tickets in Contra Costa County, they may request that county's Homeless Court program to submit an inter-county referral so that their cases can be addressed in this county.

How do I refer my client to Homeless Court?

- Fill out a Homeless Court referral form
- Write a Letter of Advocacy, on agency letterhead, which confirms that their client has been receiving services and has been in full compliance with your program for at least ninety days, and is ready for the next step toward self-sufficiency.
- Email or referral form and letter to homelesscourt@hsd.cccounty.us or fax to 925-608-6741

What kinds of tickets will be addressed?

- Infractions only. No misdemeanors, felonies, parking tickets or DUIs.
- Tickets must originate from Contra Costa County only.

Why is it taking so long for my client to be scheduled to Homeless Court?

- Only 50 referrals are submitted per month to the Superior Court and referrals are processed on a first-come, first-served basis.
- Depending on volume of referrals received, the wait list can be anywhere from 1-3 months.



How will my client be notified that s/he is scheduled for Homeless Court?

- The Homeless Court Coordinator will notify the case manager (not the client) that their client is scheduled by email (or by telephone if case manager does not have an email address).
- Notification will be given to the case manager at least 2 weeks prior to Homeless Court.
- Case managers are requested, but not required, to appear with their client at Homeless Court.

Can I just send my client to Homeless Court if I think they are scheduled?

- NO!
- If the case manager has NOT been notified, the client is NOT scheduled.
- Please do not instruct a client to appear without receiving notification from our office that they are scheduled.

Jaime Jenett, Homeless Court Coordinator

Phone : (925) 608-6700 Fax: 925-608-6741

homelesscourt@hsd.cccounty.us

8/18



Subject: **Referring Clients to Homeless Court**
Date: 8/9/2018 4:34:01 PM Pacific Standard Time
From: Jaime.Jenett@hsd.cccounty.us

Greetings,

Did you know you may be able to refer your clients to Contra Costa Homeless Court?

What is Homeless Court?

Homeless Court is an alternative to the traditional criminal justice court system. The Homeless Court is a program focused on helping individuals with a history of homelessness clear fines for infractions. Clients are rewarded retroactively for the work they have already done toward clearing the fines on their tickets.

Who may refer clients to Homeless Court?

Agencies or programs that provide treatment and/or self help skills. This may include drug/alcohol/mental health treatment programs, vocational or life skills programs and/or agencies that provide ongoing case management.

Who Can Get Referred to Homeless Court?

Clients with infractions earned in Contra Costa County.

Clients must be currently homeless or have tickets that originated during the time of their homelessness.

Clients must have completed at least 90 days of continuous, satisfactory participation in a treatment or self-help program at the time of referral.

Clients must be referred to Homeless Court by a case manager from said treatment or self-help program. They may not refer themselves.

If the client appeared in Homeless Court in another county, but still has tickets in Contra Costa, he/she may request the court make an inter-county referral so that their case can be heard in Contra Costa.

How do I Refer a Client to Homeless Court?

For more information about Homeless Court, including how to refer clients, please see the attached document or go to this link:

<https://cchealth.org/h3/services.php#simpleContained6>

(See attached file: Homeless Court FAQ 2018.pdf)

Warmly,

Jaime Jenett, MPH
(she/her pronouns)

Continuum of Care Planning and Policy Manager
Health, Housing and Homeless Services Division
Contra Costa Health Services


2400 Bisso Lane, Building D, 2nd Floor
Concord, CA 94520
Tel: (925) 608-6716
Cell: (925) 464-0152
jaime.jenett@hsd.cccounty.us

<http://cchealth.org/homeless/>

For information on Continuum of Care meetings and events, go to:

<http://cchealth.org/homeless/council/meetings.php>

Subject: **Extreme Fire Danger**
 Date: 8/8/2018 6:41:47 PM Pacific Standard Time
 From: pubaffs@ebparks.org
 To: rpender970@aol.com



Extreme Fire Danger

RESTRICTIONS IN PLACE

As of Wednesday, August 8, 2018 at 8 a.m. the California Department of Forestry and Fire Protection has banned all outdoor burning due to extreme fire conditions until further notice.

This ban is to include all burning in the State Responsibility Areas within Santa Clara, Alameda, and Contra Costa counties and the western portions of Stanislaus and San Joaquin counties.
ALL EAST BAY REGIONAL PARKS ARE INCLUDED IN THIS FIRE RESTRICTION.

Effective immediately, the following restrictions are in effect:

- No open fires, campfires, wood burning or charcoal barbeques are permitted EXCEPT gas or propane-fueled stoves.
- Visitors to campgrounds must clear all flammable material for ten feet in all directions from their camp stove, have a shovel available, and ensure that a responsible person attends the stove always during use.
- Smoking is prohibited in ALL East Bay Regional Parks.
- No use of gasoline powered equipment (generators) outside of designated campgrounds or developed recreation areas.
- Increased monitoring, patrol and strict enforcement of these restrictions will occur by East Bay Regional Park District police and fire personnel, park staff and volunteer trail safety patrollers.

For further information:

For more information on the current fire conditions, visit the California Department of Forestry and Fire Protection website at www.fire.ca.gov.
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 For more information on the current fire conditions, visit the California Department of Forestry and Fire Protection website at www.fire.ca.gov.

Please enjoy the parks safely. Visit ebparks.org for more information.



Subject: **Fun & Rewarding Events Along the Bay Trail**
Date: 8/13/2018 2:33:56 PM Pacific Standard Time
From: tracbaytrail@earthlink.net
To: tracbaytrail@earthlink.net

Friends of the Bay Trail in Richmond,

You're probably wondering what to do with summer coming to an end and autumn approaching. If so, you'll be delighted by the cornucopia of varied, fun & rewarding activities offered along the Bay Trail on Richmond's shoreline from August into October. There are activities for every interest and age — walking, bicycling, running, kayaking, swimming, breakfasting, bird watching, photography and music. Repeating popular, annual offerings include:

- 3rd Bay Day
- 9th Keller Cove Open Water Swim
- 13th Northern Shoreline Festival
- 34rd California Coastal Cleanup Day

Also, the City of Richmond has two major events coming up as part of the Point Molate Community Visioning process — a site tour this Saturday, August 18 and on August 29 Workshop #3 on "Framework Alternatives" for Point Molate.

Using the attached map, TRAC invites you to enjoy walking or biking the Bay Trail to enjoy these events.

CLICK HERE (<http://www.pointrichmond.com/baytrail/calendar.htm>) for details on these and other varied events featured on the Richmond Bay Trail Calendar.

TRAC Steering Committee

tracbaytrail@earthlink.net

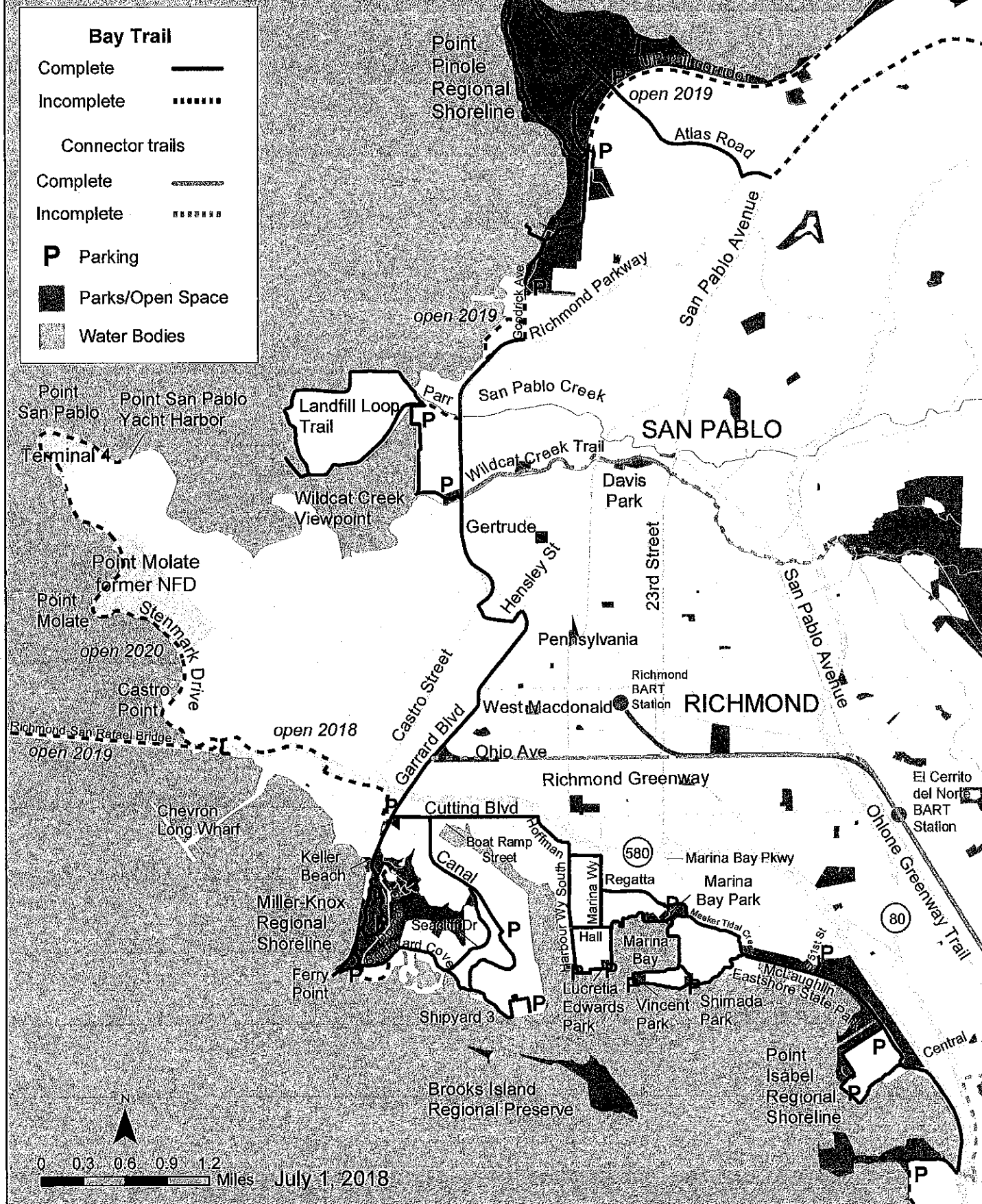
phone/fax 510-235-2835

Websites >>

TRAC: <http://www.pointrichmond.com/baytrail/>

City of Richmond Bay Trail: <http://www.ci.richmond.ca.us/TRAC>

Richmond Bay Trail Slideshows: <http://sfbaytrailinrichmond.shutterfly.com/pictures/5>





10.4.2
CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
651 Pine Street, Sixth Floor • Martinez, CA 94553-1229
e-mail: LTexte@lafco.cccounty.us
(925) 335-1094 • (925) 646-1228 FAX

NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, August 8, 2018, 1:30 PM

PLACE: Board of Supervisors Chambers
651 Pine Street, Martinez, CA 94553

NOTICE IS HEREBY GIVEN that the Commission will hear and consider oral or written testimony presented by any affected agency or any interested person who wishes to appear. Proponents and opponents, or their representatives, are expected to attend the hearings. From time to time, the Chair may announce time limits and direct the focus of public comment for any given proposal.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by LAFCO to a majority of the members of the Commission less than 72 hours prior to that meeting will be available for public inspection in the office at 651 Pine Street, Six Floor, Martinez, CA, during normal business hours as well as at the LAFCO meeting.

All matters listed under CONSENT ITEMS are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

For agenda items not requiring a formal public hearing, the Chair will ask for public comments. For formal public hearings the Chair will announce the opening and closing of the public hearing.

If you wish to speak, please complete a speaker's card and approach the podium; speak clearly into the microphone, start by stating your name and address for the record.

Campaign Contribution Disclosure

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

Notice of Intent to Waive Protest Proceedings

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094. An assistive listening device is available upon advance request.

As a courtesy, please silence your cell phones during the meeting.

August 8, 2018 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the July 11, 2018 regular LAFCO meeting

OUT OF AGENCY SERVICE REQUESTS

6. **LAFCO 18-10 – City of Concord – Bailey Road / Myrtle Drive** – consider a request by the City of Concord to provide municipal wastewater service outside its jurisdictional boundary to a 3.8± acre parcel (APN 116-070-007) located at the southwest corner of Bailey Road and Myrtle Drive in unincorporated Concord to serve a proposed 7-lot subdivision; and consider related actions under the California Environmental Quality Act (CEQA)

CHANGES OF ORGANIZATION/REORGANIZATIONS

7. **LAFCO 18-06 – Chang Property Reorganization – Annexations to City of San Ramon, Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD)** – consider approving the annexation of 66.92± acres (APNs 208-240-039/038/009) to the City of San Ramon, CCCSD and EBMUD and corresponding detachment from County Service Area P-6. The area is located at the intersection of Bollinger Canyon Road and Crow Canyon Road. The Commission will also consider related actions under CEQA *Public Hearing*
8. **LAFCO 18-08 - Dissolution of Rollingwood Wilart Park Recreation & Park District (RWPRPD)** - consider approving a LAFCO initiated proposal to dissolve the RWPRPD located in unincorporated San Pablo; and consider related actions under CEQA *Public Hearing*
9. **LAFCO 18-09 - Dissolution of Reclamation District (RD) 2121** – consider approving LAFCO initiated dissolution of RD 2121 (Bixler Tract) located in east Contra Costa County as it is an inactive district; and consider related actions under CEQA *Public Hearing*

BUSINESS ITEMS

10. **“City Services” MSR/SOI Update** – receive update and provide direction to LAFCO staff

CORRESPONDENCE

11. Correspondence from Contra Costa County Employees’ Retirement Association (CCCERA)

INFORMATIONAL ITEMS

12. Commissioner Comments and Announcements
13. Staff Announcements
 - CALAFCO Updates
 - Pending Projects
 - Newspaper Articles

ADJOURNMENT

Next regular LAFCO meeting September 12, 2018 at 1:30 pm

LAFCO STAFF REPORTS AVAILABLE AT http://www.contracostalafco.org/meeting_archive.htm

10.5.2

~ C A N C E L L E D ~

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, AUGUST 8, 2018

30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 22, 2018.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

10.5.1

~ C A N C E L L E D ~

COUNTY PLANNING COMMISSION CONTRA COSTA COUNTY WEDNESDAY, AUGUST 22, 2018 30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 12, 2018.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

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10.6.a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 6, 2018

30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. SUBDIVISION: CLOSED PUBLIC HEARING

- 2a. JIT S. PANDHER (Applicant) - JIT, SUKMIT, SATWANT, AND GURMIL PANDHER (Owners), County File #SD17-9465: The applicant is requesting approval of a 5-lot Vesting Tentative Map. The proposed tentative map identifies 5 lots ranging in size from 8,250 to 12,346 square feet in area. The project includes a variance request for a 0-foot setback where 20 feet is required for the purposes of constructing a 5-foot tall retaining wall on/between lots #4 and #5. 1,050 total cubic yards of soil will be graded and balanced on-site in order to create the building pads, roadway and related subdivision improvements. The removal of 14 trees and work within the dripline of 7 other trees will be necessary to construct the project. The project also includes an exemption request from County Ordinance Code, Division 914, Chapter 914-2.004 to be relieved of the off-site collect and convey requirements. The subject property is located at 39 Kirkpatrick Drive in the El Sobrante area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-7 Single-Family Residential District) (Parcel Numbers: 430-161-020 and 021) (Closed for decision 07/16/18 LC) FA Staff Report

3. LAND USE PERMIT: CLOSED PUBLIC HEARING

- 3a. MIKE McCOY (Applicant) - JOHN AND ALYCE TRAVERSO (Owners), County File #LP17-2025. The applicant seeks approval of a Land Use Permit to modify County File #LP11-2008 for the alteration of an existing billboard sign. The project consists of increasing the height of the structure to 72 feet (increase of 12 feet), upgrading the advertising faces to digital LED displays, and increasing the operation of the billboard structure to a 24-hour cycle. The project is located at 4080 Cabrilho Drive in the Martinez area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Heavy Industrial, H-I) (Assessor's Parcel Number: 380-010-003) (Closed for decision 07/06/18 LC) ST Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. NUSTAR ENERGY (Applicant) - CALIFORNIA STATE LANDS COMMISSION (Owner), County File #LP18-2001: The applicant requests approval of a Land Use Permit for the construction of a 40-foot-tall hose rack/storage tower structure to be constructed on the existing Selby marine terminal wharf. The hose rack/storage tower is needed for the organization and storage of flexible marine transfer hoses. The tower structure will have a footprint of approximately 896 square feet. The structure is required to bring the dock into compliance with the California Code of Regulations Section 24 CCR §3101F known as the Marine Oil Terminal Engineering and Maintenance Standards, or "MOTEMS", which requires new and existing marine oil terminals to be constructed or upgraded to meet current engineering standards in order to prevent oil spills and to protect the public health, safety, and the environment. The Selby marine terminal is part of an existing petroleum-products storage facility. The marine terminal currently loads and unloads refined petroleum and bio-fuel products onto and off ships with two flexible transfer hoses, and has one additional flexible transfer hose that is used for recovering vapors displaced during vessel loading. The hoses are attached to pipes that run to and from twenty-three existing, above-ground storage tanks that are used for storing a variety of refined petroleum and bio-fuel fuel products. The hose rack structure will: 1) minimize spill hazards during loading and unloading of product, 2) eliminate the manual positioning of the transfer hoses to provide greater worker safety, and 3) allows for better organization and safe storage of the hoses. The existing storage facility is approved for storage of finished petroleum products and bio-fuels only; no crude oil deliveries or petroleum refining takes place at the facility, nor are any such activities proposed. The project site is located at 90 San Pablo Avenue in Selby, California. (Assessor Parcel Numbers 355-020-001 & 355-040-012) (Zoning: (U) Unrestricted District and (H-I) Heavy Industrial District) GK Staff Report

- 4b. MARK DAWSON (Applicant) – COLLIER CANYON MITIGATION LAND, LLC (Owner), County File #LP18-2015: The applicant is requesting approval of a Land Use Permit for the purpose of establishing the Collier Canyon Mitigation Bank (CCMB) upon three contiguous parcels straddling the Alameda/Contra Costa County line just north of the City of Livermore. The proposed 188.8-acre CCMB involves the creation and rehabilitation of habitats for various special-status plant and wildlife species. The proposed CCMB would provide mitigation credits to offset both permanent and temporary impacts to waters of the U.S. and State of California. In addition, the bank would offset environmental losses resulting from impacts associated with riparian habitat, will replace conservation values of habitats used by special-status plant and wildlife species and may be used to offset environmental losses resulting from impacts to special status species. The proposed grading activities to establish the CCMB consist of an estimated 23,027 cubic-yards of cut and 18,804 cubic-yards of fill. Planting, irrigation, and access improvements are also proposed with this project. The subject property is located at 8540 Manning Road in Livermore. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Contra Costa County A-80 Exclusive Agricultural District; Alameda County Agricultural District) (Assessor's Parcel Number: Contra Costa County 006-200-006; Alameda County 903-2-4, 905-5-7) AV Staff Report
5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. TIMOTHY BURNS (Applicant) - HENKEL AEROSPACE (Owner), County File #DP18-3009: The applicant requests approval of a Development Plan to demolish the existing 1,055-square-foot Cooler building, construct a 4,508-square-foot addition to the Freezer building, and construct a 1,260-square-foot fire water storage tank. The project also includes extending an existing onsite roadway, adding a truck dock to the existing Hazardous Waste Containment building, and placing temporary storage containers on permanent foundations. The project is located on Willow Pass Road at the intersection with Clearland Drive in the Bay Point area. (Zoning: Bay Point P-1 Planned Unit District, P-1) (Assessor's Parcel Numbers: 098-240-027, 098-240-028, 098-240-029, 098-240-034, 098-240-053, and 098-240-54) SW Staff Report
- 5b. ORIN WAKEFIELD (Applicant) - BENJAMIN HULSE (Owner), County File #DP17-3051. The applicant requests design review approval for the construction of a new 390-square-foot, 2nd story uncovered deck for a single-family residence on a substandard lot. The project is located at 2649 Mira Vista Drive in the unincorporated Richmond area. (Zoning: Single-Family Residential, R-6) (Assessor's Parcel Number: 521-240-016) SW Staff Report
6. COMPLIANCE REVIEW: PUBLIC HEARING
- 6a. JOHN & LORI RAMIREZ (Applicants & Owners), County File #CV17-0068: This is the first compliance review for Land Use Permit #LP15-2040 for the operation of an off-road motorcycle recreation park. Land User Permit #LP15-2040 was approved by the Board of Supervisors on December 13, 2016. The project was conditioned so that the park operators submit for compliance reviews at noticed public hearings on years 1, 3, 5, 8, and 12 of the park's operation. The subject site is located at 50 Camino Diablo Road in unincorporated Brentwood, California. (Assessor Parcel Number 003-020-048) (Zoning: (A-3) Heavy Agricultural District) GK Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 20, 2018.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

10.6.0

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 20, 2018

30 MUIR ROAD

MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. GLASS ASSOCIATES (Applicant) - KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT (Owner), County File #LP18-2017: The applicant requests approval of a Land Use Permit to modify County File #LP86-2102 for the Kensington Community Center and a Kensington Design Review to allow modifications to the subject property, the front façade, and interior alterations to the building. The modifications include: grading and repaving of the outside walkways and parking spaces accessible off Kensington Park Road, the conversion of the west portion of the front façade from a solid wall to floor to ceiling windows that collapse to allow connection of the front courtyard and the meeting hall room, and minor interior alterations throughout the building. The grading and repaving will allow for code compliant ADA parking spaces and accessibility into the building. The exterior modifications include the addition of a new canopy structure to provide shade for the new wall of windows. The interior alterations will allow for ADA compliant interior spaces and a more energy efficient building. No new rooms will be added, no changes to room uses are proposed, and there is no increase in footprint beyond the new canopy. The grading for the parking spaces will require grading with the public right-of-way (Kensington Park Road). The subject property is located at 49 Arlington Avenue, in the Kensington area. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), and Tree Obstruction of Views Combining District (-TOV); APN: 572-040-017) DV Staff Report

- 2b. SALEEM ABDULWAHAB (Applicant & Owner), County File #LP18-2008: The applicant requests approval a Land Use Permit with Design Review to modify the plans approved under Land Use Permit #LP16-2016 in order to convert 276 square feet of the second floor deck into a sunroom at the rear of a legal, non-conforming duplex. The project is located at 5950 Arlington Boulevard in the Richmond area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 418-062-004) SJ Staff Report

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. DERRICK WU (Applicant) - SEBASTIAN ONG (Owner), County File #DP18-3015: The applicant requests approval of a Development Plan/Kensington Design Review to allow the construction of residential improvements to an existing single-family residence, including the interior conversion of 34 square feet of unconditioned crawl space area at the garage level, a new 95-square-foot covered walkway from the garage to a new front porch, a 165-square-foot addition to the existing 1st floor at the front of the residence, and a new 490-square-foot 2nd floor addition, resulting in a gross floor area of 2,262 square feet which does not exceed the 2,600-square-foot gross floor area threshold for the lot. The project is located at 29 Windsor Road in the Kensington area. (Zoning: Single-Family Residential, R-6; -K, Kensington Combining District; and -TOV, Tree Obstruction of Views Combining District) (Assessor's Parcel Number: 572-110-019) SW Staff Report

4. TREE PERMIT: PUBLIC HEARING

- 4a. CAM YOUNGER (Applicant) - MISANO, LLC (Owner), County File #TP17-0039: The applicant requests approval of a Tree Permit to work within the driplines of three (3) code-protected trees on the subject property, including one (1) Valley Oak and two (2) Blue Oak trees, and seven (7) non-code protected Redwood trees on the neighboring property, for the construction of a new two-story, 6,808-square-foot single-family residence with an attached garage. The project also includes a request for approval of a Small Lot Design Review for the purpose of determining neighborhood compatibility in relation to design, height, location, and size on a substandard lot. The project is located at 2450 Mt. Diablo Scenic Boulevard in the Diablo area. (Zoning: General Agricultural, A-2) (Assessor's Parcel Number: 203-010-010) SW Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 5, 2018.

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